

**DRAFT MEETING MINUTES
CITY OF MILPITAS**

Meeting Minutes: Regular Meeting of the Redevelopment Agency
(Including Joint Meeting with the City Council)

Date: Tuesday, June 20, 2006

Time: 7:00 PM

Location: City Hall Council Chambers, 455 E. Calaveras Blvd.

JOINT REDEVELOPMENT AGENCY AND CITY COUNCIL MEETING

- RA1. CALL TO ORDER** Mayor/Agency Chairman Esteves called to order the regular meeting of the Milpitas Redevelopment Agency, meeting jointly with the City Council, at 7:48 PM.
- RA2. ROLL CALL** **PRESENT:** Mayor/Chair Esteves, Vice Chair/Vice Mayor Gomez and Agency/Councilmembers Giordano, Livengood and Polanski
- ABSENT:** None
- RA 3. MEETING MINUTES** Motion: approve the Redevelopment Agency minutes of June 6 and 13, 2006, including joint meetings with the City Council, as submitted.
- Motion/Second: Vice Chair/Vice Mayor Gomez / Agency/Councilmember Giordano
- Motion carried by a vote of: AYES: 5
NOES: 0
- RA 4. Approval of Agenda and Consent Calendar** Motion: approve the agenda and consent calendar
- Motion/Second: Agency/Councilmember Livengood/ Agency/Councilmember Giordano
- Motion carried by a vote of: AYES: 5
NOES: 0
- RA 5. Public Hearing:** Economic Development Manager Diana Whitecar presented the documents before the Disposition and Development Agreement and Ground Lease for Real Property for the new County Health Center
- Economic Development Manager Diana Whitecar presented the documents before the Agency and Council, for approval to move forward on the County Health Center in the Milpitas Mid-Town area. She acknowledged Mr. Alex Gallego, Director of Construction Services (lead on two health centers), Mr. Michael Lipmann from the Valley Medical Center (Santa Clara County), Architect Peter Schlosser from the firm of Ashen and Allen, and Mr. Robert Wetmore, from Keyser Marston Associates.
- Ms. Whitecar provided an explanation of the parcel (viewed on screen), and historically reviewed the long-anticipated project. At this time, all parties were ready to bring forward the Disposition and Development Agreement, including the lease for the parking garage and purchase of the land for the health center facility.
- The California State Health and Safety Code §33433 report – prepared by Keyser Marston – was presented, noting the five critical factors that must be determined for the land to be sold. \$10,760,000 was the total cost to the RDA, including streetscape improvements for North Main St.
- Councilmember Livengood noted for the public that the original development agreement included the parking garage, when the City would have spent redevelopment money to

with Such Sale And Lease, and Approving Execution of a Reciprocal Easement Agreement

Motion/second: Agency/Councilmember Livengood/ Agency/Councilmember Polanski

Motion carried unanimously by a vote of: AYES: 5
NOES: 0

(3) Motion: adopt the following:

City of Milpitas Resolution No. 7606 Authorizing the Sale and Lease of Real Property to the County of Santa Clara, Approving the Re-use Report Required By Health And Safety Code §33433, and Adopting Findings In Connection with Such Sale and Lease

Motion/second: Agency/Councilmember Livengood/ Agency/Councilmember Polanski

Motion carried unanimously by a vote of: AYES: 5
NOES: 0

RA 6. Citywide Banner Policy and New Banners

Economic Development Manager Diana Whitecar acknowledged the City staff who worked on the plan to come up with new banner designs and locations, to improve the entry points in Milpitas. A map displaying where banners were proposed to be installed on streetlight poles throughout the City was put on view.

In the past, entryway features were discussed at Economic Development Commission meetings. Gateway entry signs were quite expensive, and so the Commission and City staff sought an alternative additional way to celebrate the community. Thus, the new banners were proposed at this time. Ms. Whitecar displayed the colorful banners, with four themes.

Individual Councilmembers provided their comments and feedback on the specific banners. Councilmember Livengood wondered why there was no Milpitas Blvd. presence on the map showing banner locations, and requested to add those in the future.

Staff noted that the banner policy contained banner width and standard size, with a set schedule for installation and maintenance by the Public Works Department. Funds of \$44,000 were allocated for the streetlight pole banners, part from the approved Economic Development Plan and a portion from Recycling and Recreation Services units.

Councilmember Polanski asked about installing American flags all along Calaveras, or other Boulevard, as a patriotic statement. Staff agreed to respond later, separately, on that concept to display flags on the state-owned roadway.

Vice Mayor Gomez wanted to know the average life of the banners. Staff replied from three to seven years, depending on the material used. After 18 months installed, City staff could consider modifications to the banners displayed.

Speakers from the audience:

Mr. Jerry Epps, presumed the banners were intended for vehicular traffic. It was only a moment's notice for drivers, and thought some of the designs should emphasize the hills, and the Sports Center. He felt the banners seemed rather subtle and they should be bold, with more bright colors.

Mrs. Linda Rabe, wanted the Public Art Committee to review these banners and make its recommendation. She preferred the knife, fork and spoon to indicate a visit to the City for dining.

Councilmember Giordano asked what was the timeline for the banners. Ms. Whitecar replied closer to the beginning of 2007 to start. She also had heard the need to emphasize the Milpitas hills, so some re-design effort was required. Ms. Giordano agreed with Mrs. Rabe that the Art Committee should have the opportunity to review the banners. Recreation staff Kathleen Yurchak announced that the topic was already on the Arts Commission's agenda the following Monday night.

Mayor Esteves asked staff to look into more visibility of colors, maybe colors should be loud colors and very noticeable for those who drive by.

Motion: Approve the City wide banner policy and theme banners, taking into account comments made by the Councilmembers at this meeting.

Motion/Second: Vice Mayor/Vice Chair Gomez/ Agency/Councilmember Giordano

Motion carried by a unanimous vote of: AYES: 5
NOES: 0

- * **RA 7.** Second Minor Gateway Sign
Appropriated \$25,000 from FY 2005-06 Economic Development operating budget to CIP No. 4227 and authorized staff to develop a new design concept.
- * **RA 8.** Conley Consulting Group Contract for Services for Industrial Land Inventory
Approved the contract with Conley Consulting Group for the industrial land inventory and analysis, in an amount not to exceed \$40,000.
- * **RA 9.** Main Sewage Pump Station Access Improvements, Phase II, Project No. 6079
Approved plans and specifications for Project No. 6079, and authorized advertising the project for bid proposals.
- * **RA 10.** Agreement with TRC Lowney for the Midtown East Parking Garage, Project No. 8161
Authorized the City Manager to execute an agreement with TRC Lowney in the amount not to exceed \$106,000, for the Midtown East Parking Garage Project, Project No. 8161.
- * **RA 11.** Approve Parcel Map for DeVries site at N. Main St.
Approved the parcel map and authorized the City Manager to execute the Ownership Statement of the parcel map representing Milpitas Redevelopment Agency's consent to the making and recording of this parcel map, APN No. 22-08-041 and 042.
- * **RA 12.** Meyers Nave Legal Services Allocations
Authorized the following actions:
 - (1) payment of \$18,000 to Meyers Nave for 2004 LIUNA labor negotiations with funding from Purchase Order No. 3482, Line 2
 - (2) use of remaining funds from Purchase Order No. DP00470 - Line 2 for General Legal Services expenses for Fiscal Year 2005-06, and
 - (3) transfer of costs in the amount of \$30,657.80 for property acquisition for the East Garage from the General Legal Services budget to the Land Acquisition, Hazmat and Site Preparation Capital Improvement Project (CIP No. 8154).
- * **RA 13.** Change to Owner Participation Agreement with DR Horton
Approve amended Owner Participation Agreement with DR Horton to authorize the reduction from 481 units to 464 units, with the requirement of 93 total affordable housing units in the project.
- * **RA 14.** Affordable Housing Documents and Resolutions
 - 1. Approved Affordable Housing Documents for the Senior Housing Solutions Project.
 - 2. Adopted City of Milpitas Resolution No. 7607 of findings pursuant to Community Redevelopment Law §33334.2 (g)(1) for the use of housing funds outside of the Redevelopment Project Area.
 - 3. Adopted Milpitas Redevelopment Agency No. RA 260 Resolution of findings pursuant to Community Redevelopment Law §33334.2 (g)(1) for the use of housing funds outside of the Redevelopment Project Area.

The Agency/Council took a break at 9:00 PM and reconvened at 9:10 PM.

RA 15. ADJOURNMENT

Chair/Mayor Esteves adjourned the Redevelopment Agency meeting at 9:10 PM.

Respectfully submitted by:

Mary Lavelle
Agency Secretary/City Clerk